

extensive operations in this particular field for investment.

Undoubtedly the reasons back of the steady advance of the real estate market are to be found in the desire on the part of Americans everywhere to put their money in ground at the National Capital. The fact of the territory of the District being limited, as well as that of the settled policy of Congress to beautify Washington, has made it the most reasonable and safest city in the United States for investment.

Outside of the fact that business conditions, generally, have improved, political conditions favor 1909 being the greatest year in real estate transactions Washington has ever known. Already confidence in the coming Administration is being shown by increased building activity. Orders are being placed on a large scale for both expensive and inexpensive residences and the number of sales of dwelling property recorded since the election are in excess of the number made during the four months previous.

#### Increased Capital.

Another condition decidedly favoring the outlook for the real estate market is the fact that there are more financial institutions in the city at present than ever before, and increased capitalization for financing deals of every kind. This will result in a great many houses being built, especially since building material is probably as low at present as it will go. The low rates on money and material will more than justify the investor putting up houses of every class, since the saving thus secured will more than offset the interest on the amount expended, should immediate tenants or buyers not be secured.

With the increase of building operations already in evidence, no little sentiment is manifesting itself in favor of more stringent regulations as to the quality of houses erected. An increase in the force of the building department is urged, if necessary, in order that this feature may be given close attention. The result will be that the buildings now being put up will be of a more durable nature.

Semi-suburban property promises to be given more than usual attention during the present year, although, a great deal of grading and filling in will be required in some places before it can be made to compare with property lying farther out. Chevy Chase, Washington Heights, Columbia Heights, and Mt. Pleasant property will again be in heavy demand, and the year should witness a rapid development along the Wisconsin and Connecticut avenue extension, according to the present status of the market.

#### Optimistic View.

Real estate dealers, without an exception, view the coming year in an optimistic manner. The results of last year, they claim, upset the calculations of realty brokers, since the results which would ordinarily have been felt from a panic and unsettled political conditions, were not experienced. With both of these disadvantages removed during 1909, they assert, the prospect cannot be heralded with too much confidence.

"I believe we are going to have much better times in every line of business," is the way Charles J. Bell, president of the American Security and Trust Company, expresses himself concerning the outlook. "There is a heavy demand for money, which is a good sign that business conditions are progressing. If all indications may be relied upon, Washington is about to enjoy an era of remarkable growth and prosperity."

H. Clay Stewart, president of the H. Clay Stewart & Son Co., real estate dealers, sets forth the situation in the following statement:

"Real estate business was so good last year under adverse conditions that I became convinced there is no better place in the country than Washington for investments of this kind. As a result of this conviction, I am now having five houses built at a cost of \$14,000 each. I expect to see the market become much stronger and do not hazard any doubt as to being able to dispose of my property readily."

#### Some Examples.

As an example of the building that is being done at private contract, Judge George T. Perkins formerly of the circuit court bench of Kentucky, has moved to Washington to make his home and is having a \$15,000 residence constructed at Chevy Chase. In Takoma a \$20,000 tract of land has just been bought and is being held for a corporation, which will be organized early this month for the purpose of erecting on the land a large sanitarium.

These instances, with numerous others, indicate the scope and variety of the building operations which may be expected during the year, as conditions gradually become more settled and demand increases. With the character of improvements by the Government, churches, schools, and universities gradually enhancing value, real estate in Washington may now be said to be the most stable, remunerative, and generally satisfactory of investments to be found anywhere in the United States.

#### BRICK RESIDENCE SELLS FOR \$5,000

Miss M. C. Bearens has sold her six-room brick residence, at 170 Kalorama road—a piece of property regarded by real estate men as affording an excellent opportunity for investment—to S. Mills. The deal was brought about several days ago through the A. F. Fox Company, but announcement of it was not made until today. Mr. Mills paid \$5,000 for the building.

## HENDERSON RESIDENCES SELL WELL



ATTRACTIVE WASHINGTON HEIGHTS HOUSES.  
New Structures Are Provided With Every Modern Improvement and Convenience.

### FINE NEW HOUSES FIND READY SALE

Five of Eight Modern Residences  
Are Disposed of Almost  
Immediately.

Of the eight residences recently put up on Washington Heights by John M. Henderson and offered for sale at the price of \$7,500 each, five of them have been disposed of by the Thomas J. Fisher Company, which is handling the property for Mr. Henderson.

The houses, which are located between Eighteenth and Nineteenth streets in Washington Heights, have attracted no little attention on account of their interior construction. Each of them is provided with ten rooms, while the equipment is thoroughly modern and consists of the best material that can be secured. Steam heat and electric lights are installed.

Five of the houses were sold within a few days after they were put on the market. According to the Fisher Company, constant inquiries are being received concerning the other three and it is expected that they will shortly be disposed of at the same prices.

### OYSTER FARMS PAY, SAYS FISH BUREAU

Future Supply Assured, Thanks to  
Knowledge Acquired by  
Government.

The great American lobster is still threatened with extinction unless more discretion is applied to its consumption for food. But the cheering news comes from the Bureau of Commerce and Labor that the oyster is safe, and, indeed, is likely to become cheaper and more plentiful in the near future.

There was a time when the oyster was menaced with early extinction. He was being eaten too fast. Then the Fish Commission bought itself and made careful studies of his habits, habits, mode of life, preferences in diet, etc. The result is that immense areas of sea-floor, which never before bore an oyster, have been especially adapted to his culture, while along the Atlantic coast are other great areas quite as available.

The experience and information gained by the Fish Commission in its oyster experiments is at the service of people who want to sell out oyster farms on the ocean bottom. There's big money in it, according to the experience and belief of the Fish Commissioner.

## Mr. H. L. Thornton

who for the past three years has been associated with the Real Estate firm of Wm. H. Saunders & Co.

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## THINK REAL ESTATE IS BEST SECURITY

Points Out Confidence of  
Monetary Institutions in  
Capital Property.

Washington real estate, in the opinion of W. R. Wilcox, of Wilcox, Lane & Co., 129 F street northwest, is one of the most acceptable securities for loans from monetary institutions.

"Washington property will increase in value," declares Mr. Wilcox, "because the Government is constantly building fine edifices and making improvements. In addition to this the commercial growth of the city itself and the ever increasing tendency of the wealthy class to maintain homes here brings each year much new business. A constant flood of inquiries from the firms of other cities snow today, more than ever before, that they are anxious to make loans on Washington real estate, and to the indicator this is the safest and surest indication of its value."

The most attractive feature of local real estate to the monetary institution, according to Mr. Wilcox, is the fact that all loans made upon it are secured by deeds of trust, making it possible, in case of a foreclosure, to have the matter settled out of court by merely conveying the title to the holder of the mortgage.

### YEAR 1909 PROMISES BEST REALTY TRADE

Investor Expected to Take Advantage of Better General Financial Status.

According to J. Louis Willige, president of the Willige, Gibbs & Daniel real estate firm, political conditions will have almost as much to do as financial in bringing about unprecedented progress in the local real estate market this year. The general satisfactory condition of the market, he says, will not fail to attract a large number of investors here. "While the last twelve months have been largely influenced by the upheaval in financial conditions throughout the United States," said Mr. Willige, "Washington has felt the effects much less severely than other sections of the country. The demand for homes, particularly of moderate size, has continued without interruption, and we have eclipsed our record of sales of 1907. Now that the election is over, there is every reason to believe that there will be a real estate revival. The year should be the most prosperous ever known to the real estate history of Washington."

### REAL ESTATE MAN SEES GOOD YEAR

Nineteen hundred and nine holds every prospect for a banner year in the realty market, in the opinion of John Scrivener, whose interests literally cover the city. "I think the market will be good," Mr. Scrivener said, "and prospects for the new year are bright." Mr. Scrivener is a competent judge, as he has been in the business for fifteen years. He is now installed in new quarters at 307 G street northwest, which are better fitted and much more commodious than the old original office on John Marshall place.

### TWO RESIDENCES SOLD FOR \$5,500

Sales of two brick residences, aggregating the sum of \$15,500, have just been reported by the firm of Jordan & Co. One residence, a three-story dwelling, located at 500 U street, was sold for Mrs. E. S. Randall, through the firm of Simpson & Sullivan. The price brought was \$9,000.

Edwin S. Rouzeau bought the other residence from Francis A. Blundon, the price being \$6,500. This building also has three stories, and is located at 12 Seventh street southeast.

## DONOHUE EXPECTS PROSPEROUS YEAR

Predicts Realty Boom in  
Sections East of the  
Capitol.

Real estate in both sections of the city east of the Capitol is going to be on the boom in 1909, according to John F. Donohue, who has handled realty in that section for the past twenty-four years.

"The year just closed," said Mr. Donohue, "has been the most prosperous of our existence, and we fully expect that 1909 will exceed it. We are going to move into new quarters on Pennsylvania avenue southeast, 314, where we will have more commodious quarters. We have outgrown our present place."

Mr. Donohue, sr., established the business twenty-four years ago, and his two sons, Clarence F. and Milburn, have grown up into it.

### RESIDENCE PROPERTY IN STRONG DEMAND

Instance Furnished by the Sale of  
Valuable Home on Q  
Street.

Evidence of the demand for valuable residential property for purposes of investments continue to make itself felt. The latest instance is furnished in the sale of J. C. Welch's \$7,500 home, located at 1335 Q street, through the real estate firm of A. F. Fox Company.

For the present the name of the new owner of the property is being withheld. It is understood, however, that the property will soon be put on the market for rental purposes. The house is a three-story brick and has a large cellar. There is a brick stable on the premises.

The sale of the Welch home is the second of its kind made during the past few days by the A. F. Fox Company. The other sale was that of the Henry Orth home, which was disposed of to J. J. Lampton & Co. for cash. This property is located at 153 Eighth street, the price of which was also \$7,500.

### BUSINESS IS BEST FOR MANY YEARS

"This December just passed has been the best December we have experienced in eight years and it closed a most successful year. We believe that the new year will be even better. There is every reason why it should, and none, that I can see, why it shouldn't." This is the opinion of H. F. Mandler, of H. F. Mandler Company, with respect to the real estate outlook for this year. It is likewise the opinion of the other members of the firm, L. W. Richardson and S. Higgins Terry. Mr. Mandler states that the firm now has a deal of large proportions on, which show the effect of a considerable stimulus to the market as soon as it culminates within a few weeks.

### SELLS HOUSE AND SIX LOTS.

One of the best deals in real estate during the week was the sale of a residence and six building lots at 504 Eighth street northeast, Clara Rassbach disposing of the property to Harry A. Kite. While the purchase price of the property has not been announced, it is understood to have been a fancy figure. The property is well located, and will be held as an investment. Jordan & Co. engineered the deal.

### BUYS UNIMPROVED LOT.

An impetus has recently been given the real estate market by the sale of a \$6,000 unimproved lot on Lanier place. The lot, which is 50 by 150 feet, was sold to J. C. Welch through A. F. Fox Company and J. J. Lampton & Co. Mr. Welch will hold the property as an investment, and may decide later to erect an improvement upon it.

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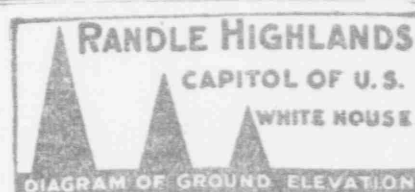
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